

The Seller agrees to execute and deliver a good and sufficient deed at the Seller's Expense.

The Purchaser shall pay all expenses of examination of title, conveyancing, Notary fees, State Revenue Stamps, Transfer Tax and all recording charges.

The Taxes shall be prorated to the date of final settlement.

The risk of loss or damage to premises or property by fire or the act of God until the delivery of the deed is assumed by the Purchaser.

This Contract is subject to approval by the Circuit Court for Frederick County, Maryland in No. 22,433 Equity, entitled "William Dwight Mullican and Mary Alice Mullican, his wife, and Margaret R. Mullican and William A. Mullican, her husband, Complainants versus Charles T. Burras, Defendant." In the event said Contract shall not be approved by the Circuit Court for Frederick County, Maryland, then the deposit heretofore paid shall be returned to the Purchasers and the Contract shall be null and void.

This Agreement shall be binding upon the respective parties, their heirs, personal representatives, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed all on the day and year first above written.

WITNESS:

Lynn Benesh W. Jerome Offutt (SEAL)
W. Jerome Offutt
Seller

Lynn Benesh & both William Dwight Mullican (SEAL)
William Dwight Mullican

Mary Alice Mullican (SEAL)
Mary Alice Mullican

Margaret R. Mullican (SEAL)
Margaret R. Mullican

William A. Mullican (SEAL)
William A. Mullican
Purchasers